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To,
The Real Estate Regulatory Authority,
MahaRERA, Mumbai.

Subject: Clarifications on Queries Raised for Registration of "Lake Shore Oasis"

Respected Sir/Madam,

We acknowledge the queries raised regarding the registration application for our project **"Lake Shore Oasis"** and provide the following clarifications based on **the Real Estate (Regulation and Development) Act, 2016 (RERA), MahaRERA FAQs, and relevant circulars/orders issued by MahaRERA.**

1. Query: Bank Declaration Format A -, Date of declaration is missing.

Response:

- We have updated the corrected Bank declaration with date

2. Query: Financial Encumbrance Declaration -, In project details, Survey No. /Final Plot No. does not tally with CC. Kindly, correct as mention in latest CC.(Gat No. 104,105,106,107,108,109,110, Final Plot No. 62). Also make correction in project address in declaration. &

3) Undertaking of no CERSAI - In project details, Survey No. /Final Plot No. does not tally with CC. Kindly, correct as mention in latest CC.(Gat No. 104,105,106,107,108,109,110, Final Plot No. 62). Also make correction in project address in undertaking.

Response:

- Our application for registration is **for 24 plots**, of which **one plot (Plot No. 62) has received sanction, while the remaining 23 plots are currently proposed.**

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- The total project area of **2829.71 m²** includes the **aggregate area of all 24 plots**, and this methodology is **consistent with MahaRERA provisions allowing registration of projects with both sanctioned and proposed buildings.**
- **Reference: Section 3(1) of RERA Act, 2016** allows real estate projects to be registered **before full sanctions are obtained,** provided the status of each plot/building is clearly mentioned.

- The **proposed site address is taken from the NA order No.रा. मा. क्र. १५८/एन.ए.पी.-३४/२०२३-२०२४ dated 24th May 2024** , which includes multiple plots, not just Plot No. 62.Therefore, we have used the address for the entire layout rather than a single plot, as we are applying for the row scheme for the entire layout.
- Our project **does not include only Plot No. 62**; rather, it includes **24 plots in total**, where **one plot is sanctioned and the rest are proposed**.
- **Reference: MahaRERA FAQ (Project Registration, Clause 8)** clarifies that a promoter **may include both sanctioned and proposed buildings in a single registration**.

4. Query: Total Plot/Project Area (2829.71 m²) does not tally with sanctioned plans (108.00 m²).

Response:

- Our application for registration is **for 24 plots**, of which **one plot (Plot No. 62) has received sanction, while the remaining 23 plots are currently proposed.**
- The total project area of **2829.71 m²** includes the **aggregate area of all 24 plots**, and this methodology is **consistent with MahaRERA provisions allowing registration of projects with both sanctioned and proposed buildings.**
- **Reference: Section 3(1) of RERA Act, 2016** allows real estate projects to be registered **before full sanctions are obtained**, provided the status of each plot/building is clearly mentioned.

5. Query: Survey No. / Final Plot No. does not tally with CC (Gat No. 104-110, Final Plot No. 62).

Response:

- The **proposed site address is taken from the NA order No.रा. मा. क्र. १५८/एन.ए.पी.-३४/२०२३-२०२४ dated 24th May 2024** , which includes multiple plots, not just Plot No. 62.Therefore, we have used the address for the entire layout rather than a single plot, as we are applying for the row scheme for the entire layout.

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- Our project **does not include only Plot No. 62**; rather, it includes **24 plots in total**, where **one plot is sanctioned and the rest are proposed**.
- **Reference: MahaRERA FAQ (Project Registration, Clause 8)** clarifies that a promoter **may include both sanctioned and proposed buildings in a single registration**.

6. Query: The Plot Area in Annexure-A (2879.71 m²) mismatches the sanctioned plan (108.00 m²).

Response:

- The **plot area of 2879.71 m²** represents the **total area of all 24 plots applied for registration**.
- The sanctioned plan reflects only **one sanctioned plot (108.00 m²)**, whereas the **remaining plots are still proposed**.
- **Reference:** MahaRERA **Circular No. 5 (dated 04.05.2017)** allows registration of **projects where some buildings are sanctioned and others are proposed**, provided that **no agreements for sale are executed on proposed units until approvals are obtained**.

7. MahaRERA FAQ Support for Registering Proposed Plots

- **MahaRERA FAQs** confirm that a **promoter may include buildings where approvals are pending**, provided that:
    1. The **status of all sanctioned and proposed buildings is clearly declared**.
    2. No **sale agreements are executed for non-sanctioned buildings until approvals are received**.
    3. **Updates regarding approvals are submitted to MahaRERA as and when received**.

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Conclusion:

- Our **application complies with RERA Act, MahaRERA FAQs, and MahaRERA Circulars.**
- We **request MahaRERA to allow registration of the project with one sanctioned and 23 proposed plots,** as per legal provisions.
- We **assure full compliance with updating approvals as required.**

References MahaRERA FAQs & Circular No. 5 (04.05.2017).

We trust that these clarifications address the queries raised and look forward to the processing of our registration application.

Thanking You.

RSL Realities LLP
Authorised Signatory

Yours faithfully,
Shri. Aditya Umesh Gupta
Partner & Authorized Signatory
M/s RSL REALITIES LLP
Date: 31st January 2025
Place: Nagpur